

# *Capital Campaign 2016 - 2018*



***Grounded in Faith  
Growing to Serve  
Embracing Our Future***

ST. JAMES CATHOLIC COMMUNITY  
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# From Fr. Mike, Fr. Timothy & The Campaign Steering Committee

Dear Fellow Parishioners,

This is an exciting time at St. James -- time to fulfill our dream and vision of a new church!

We are launching an ambitious effort and ask God to bless our 2016 - 2018 Capital Campaign entitled "*Grounded in Faith ~ Growing to Serve ~ Embracing Our Future*". This Capital Campaign will fund the construction of a new church.

The vision of a new worship space has been on the "drawing board" for several years as part of the Master Plan for our St. James Community. Three years ago, we launched the "Pray, Sacrifice, and Build" capital campaign with a goal of receiving pledges in an amount that would allow us to begin building. Although the goal was not achieved, we consider this campaign successful as your pledges reflected your enthusiasm and commitment to building a new church.

We are pleased that through your generosity in fulfilling your pledges over the past three years, two important accomplishments were achieved. First, our loan debt to the diocese for previous building projects has been paid in full. Second, as part of our Master Plan, a new parking lot was built.

We believe that the time is right to continue moving forward with the Master Plan and over the next three years, through the Grace of God and continued and generous donations from all our faithful parishioners, we can raise the necessary funds to achieve our dream of a new worship space.

Building a new worship space is only a part of a bigger picture. Our ultimate goal is not just building a church to attract and accommodate all who want to be a part of our vibrant community, but also to serve to meet all needs of our parish and Catholic community now and far into the future.

We invite you to become an integral part of making this exciting vision a reality. Please, in prayer, consider a generous sacrificial gift to St. James through a pledge to this campaign. Thank you for all you have done to make St. James Church's past so rich and blessed, and for your great generosity in helping with our future goals. Together we sacrifice, together we journey, and together we build our faith.

In Christ,

*Fr. Mike Roach*

*Fr. Timothy Armbruster, C.P.P.S.*

*Christine Bohr* *Clint Elliott*  
*Angie Reed*



Fr. Mike  
Roach



Fr. Timothy  
Armbruster  
C.P.P.S.

## Campaign Steering Committee



Christine  
Bohr



Clint  
Elliott



Todd  
Carmichael



Steve  
Gregoire



Angie  
Reed



# Frequently Asked Questions

As we begin our “***Grounded*** in Faith ~ ***Growing*** to Serve ~ ***Embracing*** Our Future” Capital Campaign to build a beautiful new church and develop an even stronger Catholic presence in Liberty, we have been asked many good questions. This FAQ answers your most commonly asked questions.

If you have any further questions, please contact Fr. Mike at 816.781.4343, Todd Carmichael at 913.433.6496, Steve Gregoire at 816.916.2034, or Katie Klassen at 816.781.4343. They will be glad to answer them for you!

## **What are the results so far of the 2013-2015 capital campaign?**

We are very happy to report that \$3.1M was pledged and over \$2.4M to date has been collected.

\$1.1M was spent on the parking lot and landscaping, and there is over \$585K in the bank. We have three more months of pledges to collect in 2015, and we will be working for a strong campaign finish.

## **How many households pledged?**

700 of our 1,975 households made one-time gifts or three-year pledges. We had a 35 percent participation rate. Our consultant tells us that 25-35 percent participation is good for larger parishes.

## **I was under the impression that we would run the 2013-2015 campaign, take out a loan, and then start building. What happened?**

We had hoped that would be the case, but our goal was too much for one campaign. We see this more clearly now.

The church building phase of our plan is forecast to cost \$8,185,211. The Diocesan Bank requires us to have \$6,138,908 (75%) in pledges and \$4,092,606 (50%) in cash for a loan. As we begin the church phase, we want to stay on plan and reach those thresholds.

## **Would you say our 2013-2015 campaign was successful?**

Yes, for the way that we ran this campaign we were very successful! We had a great Steering Committee and group of volunteers. We are in this for the long-term. We know our current church cannot sustain us and that the city and county will be growing for the next 15 years.

## **Is the building of a new church a short-term or a long-term project?**

The building and paying for a new church will be a long-term project. As we continue to be a growing area and a growing church and school, we will be in growth mode for some time.

Taking two or three campaigns to build and pay for a church is not unusual.

## **Do you believe we can do this?**

Yes, we do. And more importantly, God knows we can. God has put us in a growing area. The needs are going to increase. The opportunity to touch hearts and lives with the Gospel are amazing. It was the young, Irish laundry girls who built St. Patrick's Cathedral with their pennies. It was our grandparents who built beautiful churches throughout our Diocese and country. As God helped them, He will help and amaze us! From now on it's "all hands on deck!"

# Financial Plan For Building A New Church

Moving forward with our Design Build Master Plan, we performed a feasibility study to make sure we were advancing in the right direction. The result was a strong affirmation of: Build a NEW CHURCH. The figures on this page represent what we have accomplished, where we need to go and the strategy to raise the funds to finance the project.

Our Design Build Master Plan was developed in 2012. It is a long-range plan and like all plans is subject to adjustment as the actual development and construction costs become apparent. The below figures are as close an estimate as we can make at this time.

## **Projected Cost of New Church** (Estimated Cost as of June 30, 2015)

Construction Cost <sup>(1)</sup>	\$6,113,258
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Soft Cost <sup>(2)</sup>	\$2,071,953
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<i>Total Cost</i>	<i>\$8,185,211</i>
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(1) Construction Cost: Church Building, unfinished basement, site work

(2) Soft Cost: Interior and Cathedra (tithe to the Diocese)

## **New Church Fund (NCF) Results** (Funds of June 30, 2015)

Funds Collected	\$2,463,624
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Expenses Paid Out	\$1,878,925
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<i>Reserves in Bank</i>	<i>\$ 584,699</i>
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## **Financial Thresholds to go forward**

### **Campaign Goal Is To Build !**

(Rules as of June 30, 2015 using the building cost of \$8.2M)

#### **TO BEGIN BUILDING**

We need <i>pledges</i> equaling *	\$6,138,908
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AND

We need <i>funds</i> in the bank equaling **	\$4,092,606
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The Diocesan Bank requires us to have 75%\* in pledges and 50% \*\* in cash for a loan.

# An Urgent Call For Action

## *Mission Statement*

*We, the community of St. James, are a prayerful and Eucharistic people who treasure our Catholic traditions.*

*We strive to grow in our faith by being good stewards of the gifts God has given us; sharing God's truth with all.*

*As the Body of Christ, we are called to love and serve everyone, especially the marginalized, with joy and hospitality.*



*"God calls us to care for and cultivate all that He has given us...not to be complacent, but rather to strive constantly to be better, to build on and improve what we have...always trying to realize our God-given potential."*

For over 175 years, St. James has been the pillar of the Catholic community in Liberty. We have a proud tradition and history that we hope to keep alive for generations to come. The presence of God is experienced daily by all who enter through the doors of our church.

Our present church was built in 1981. At that time it was believed that it would meet the needs of Catholic residents in Liberty and the surrounding areas for many years into the future. No one imagined the exponential growth that would take place over the next 35 years and beyond.

- In 1988, St. James consisted of 665 households; by 1997 that number had grown to 1,000. Today we have 2,000+ households - a 100 percent increase in 18 years and St. James, Liberty, and Clay County are continuing to grow!
- Liberty's population grew from 26,352 residents in 2000 to 30,096 residents in 2014. A 14 percent increase.
- Clay County's population has grown from 184,820 residents in 2000 to 230,473 residents today. A 25 percent increase!
- Over the next 15 years, Cass, Clay, and Platte Counties are projected to grow 62 percent.

Clearly the dynamics of Liberty and the Northland is changing!

We have outgrown the capacity of our current church for the 2,000 families registered at St. James. Our church is limited to seating approximately 500 people while another 50 can attend Mass from the Narthex. At times people, seeing the crowded situation, have left to attend Mass at another church.

Building a new church is critical in order for us to continue to grow and provide numerous opportunities for our parish community. As a Christ-centered parish it is our obligation to prepare for the future and embrace our responsibility. How else will we serve in ministries, services, evangelization, and educating the community about our Catholic faith? We must have vision, willingness to become involved, and daily prayer for our continued success.

The "Grounded in Faith ~ Growing to Serve ~ Embracing Our Future" Campaign is not just a building campaign – it creates a legacy for our Catholic faith and our willingness to serve the Lord.

*"Give to the Most High as He has given to you, generously, according to your means."*

*Sirach 35:12*



# Going Higher – Go Farther !

Our ***Grounded in Faith - Growing to Serve - Embracing Our Future*** Capital Campaign to build our new church is the biggest effort God has ever called us to. We can only do this together, and we can only do this if each of us makes our own kind of gift and sacrifice.

Remember, **“Not Equal Gifts, But Equal Sacrifice!”** Some have been given little, so they can share little; some have been given much, so they can share much. But all of us can give like kings, if we give sacrificially. Everything belongs to the Lord, and we are simply caretakers and stewards for a period of time.

**Gift Chart**

Daily	Weekly	Monthly	Yearly	3-yr
\$83.33	\$577.37	\$2,500	\$30,000	\$90,000
\$68.49	\$480.79	\$2,083	\$25,000	\$75,000
\$66.67	\$461.89	\$2,000	\$24,000	\$72,000
\$50.00	\$346.42	\$1,500	\$18,000	\$54,000
\$45.66	\$320.51	\$1,389	\$16,667	\$50,000
\$33.33	\$230.95	\$1,000	\$12,000	\$36,000
\$27.40	\$192.31	\$833	\$10,000	\$30,000
\$25.00	\$173.21	\$750	\$9,000	\$27,000
\$23.01	\$161.54	\$700	\$8,400	\$25,200
\$20.55	\$144.23	\$625	\$7,500	\$22,500
\$16.67	\$115.47	\$500	\$6,000	\$18,000
\$13.15	\$92.31	\$400	\$4,800	\$14,400
\$9.86	\$69.23	\$300	\$3,600	\$10,800
\$8.33	\$57.74	\$250	\$3,000	\$9,000
\$6.67	\$46.19	\$200	\$2,400	\$7,200
\$5.00	\$34.64	\$150	\$1,800	\$5,400
\$3.33	\$23.09	\$100	\$1,200	\$3,600
\$2.50	\$17.32	\$75	\$900	\$2,700
\$1.67	\$11.55	\$50	\$600	\$1,800
\$1.33	\$9.24	\$40	\$480	\$1,440
\$1.00	\$6.93	\$30	\$360	\$1,080
\$0.83	\$5.77	\$25	\$300	\$900
\$0.67	\$4.62	\$20	\$240	\$720
\$0.33	\$2.31	\$10	\$120	\$360

**To start thinking about your gift, seek to do the following:**

- Look over the gift chart.
- Let your eyes rest on the largest three-year gift you think you can make.
- Now, consider a sacrificial gift. Consider going one level higher: from the more comfortable level to the more sacrificial level.
- Think of the generous example of your grandparents and pray, “Lord, what do you want to do – through me – for my parish?”
- Let the Spirit lead you to a place that is satisfying and sacrificial!
- The only way most of us can go one level higher is by A) giving something up for awhile or B) putting off purchasing something for awhile.

***Believe the Incredible,  
and You Can Do the  
Impossible!***

Fulton Sheen

# Ways We Can Give More

Which of the following could you or your family use to increase your giving?

**TAX SAVINGS.** Additional giving can create additional tax savings. One person whose \$6,910 contribution resulted in a tax savings of \$1,800. This enabled the person to give \$8,710.

**DIVERTED FUNDS GIFTS.** Freeing up funds from one area allows a person to give to other areas. Diverting funds from entertainment, dining out, dues, subscriptions, gifts, allowances, utilities, transportation, etc., and other lifestyle adjustments can impact one's giving.

**DELAYED EXPENDITURES.** Delaying purchases allows a person to significantly increase giving. The acquisition of major items such as automobiles, clothing, trips, houses, etc., when postponed, allows substantial giving opportunities.

**SAVINGS AND ANNUITIES.** Savings for special projects, retirement, or that "rainy day" offer a resource for increased giving. Often, we realize that our savings may not be needed for our original purpose and are available to God's work.

**CORPORATE GIFTS.** Those who have used their business as a resource for giving have made significant donations. Two brothers donated all the HVAC for their church's project.

**SALES OF ASSETS.** Sales of major assets, such as a house, car, land, business, etc., provide available income for giving. One person made a substantial commitment from his house sale.

**GIFTS IN KIND/APPRECIABLE ASSETS.** Gifts like stocks, bonds, real estate, automobiles, collections, jewelry, yachts, etc., provide ample giving opportunities, coupled with significant tax savings as well.

**INCOME RAISES/BONUSES.** Dedicating one's forthcoming raises and bonuses are creative methods people have used to increase giving.

**INCOME PRODUCING ASSETS.** Interest income, payments from rental properties and monies from other income-producing assets provide a source for increased giving.

**FREEDOM FROM DEBT.** Reduced debt obligations can help increase a pledge. One family completed a \$300 a month automobile payment and increased their pledge.

**CHARITABLE GIVING RESOURCES.** One man, who gave \$25,000 a year to his university, diverted those gifts to his church for three years, and then resumed his school giving.

**ADDITIONAL WORK INCOME.** Taking a second job or part time job, coming out of retirement, or working overtime, are strategies people have used.





*Grounded in Faith  
Growing to Serve  
Embracing Our Future*

## From Then To Now

- 1837 Mission of St. James the Greater established by Jesuit missionaries
- 1847 First church built on North Water Street
- 1913 New church built at 312 North Water seating 400
- 1956 School on North Water Street dedicated
- 1978 Property for new church purchased on South Stewart Road
- 1981 Stewart Road church/school dedicated, seating 525
- 1988 School expanded and social hall built
- 1996 New three-phase expansion plan began
- 1997 Phase I of a new expansion completed: included an activity center with stage, kitchen, gym, meeting rooms, a 125 person cafeteria; art and music rooms, six classrooms; and an additional 162 parking spaces
- 2008 Second school expansion dedicated
- 2009 *Forward in Faith* campaign begins, to retire current debt and begin planning to build a new church
- 2012 Capital campaign launched to build new church
- 2014 New parking lot built, adding 25% more spaces.

### ***Campaign Prayer***

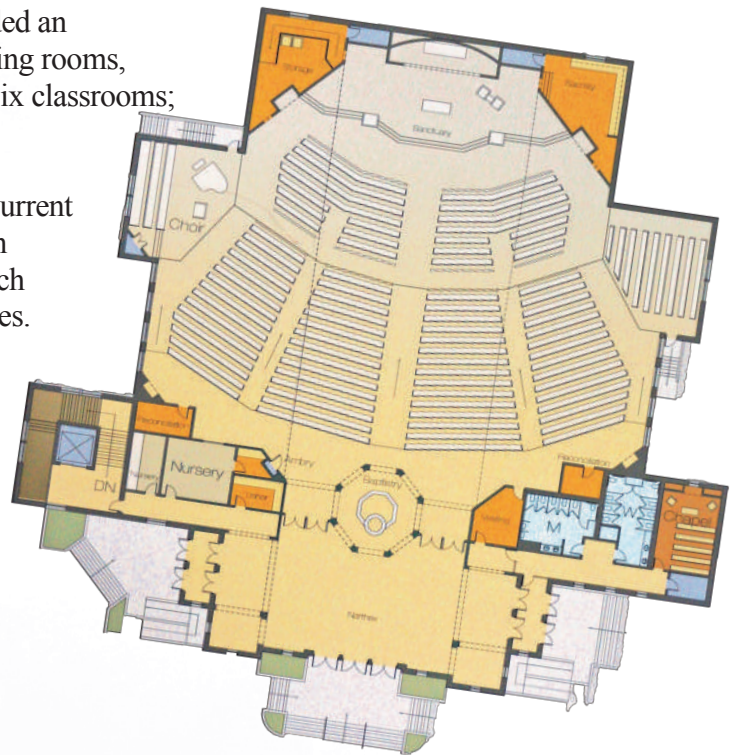
Gracious and loving God,  
we thank you for your many blessings,  
and turn to you with grateful hearts  
in anticipation for what is yet to be.

Bless our capital campaign journey  
as we move forward,  
placing our trust in You,  
with a deepening devotion to prayer,  
a spirit of hope,  
and a generous sacrificial heart.

Help us grow in love and mercy  
as we generously share our gifts  
of time, talent, and treasure.

We ask this through the intercession of  
St. James, Mary Help of Christians,  
and through your Son, Our Lord, Jesus Christ.

Amen



**Proposed Interior Floor Plan of New Church**